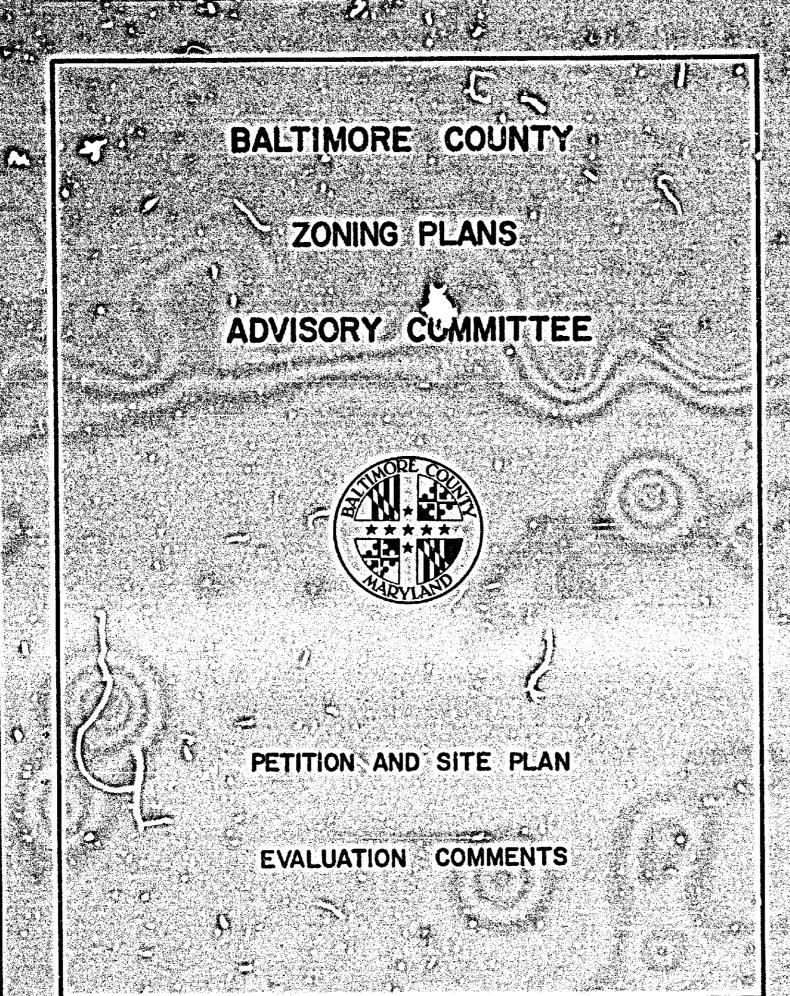


Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

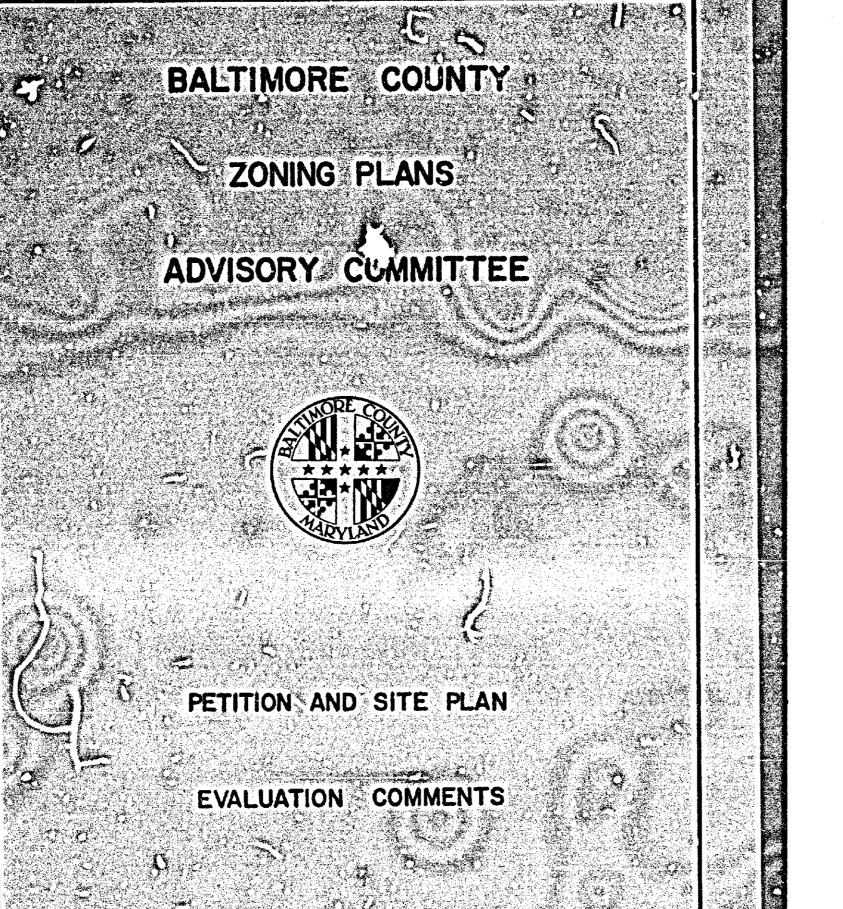
Mr. Arnold Jablon

Dear Mr. Jablon:

GSB:EAM:ROP:ss

Zoning Commissioner County Office Building

Towson, Maryland 21204



July 23, 1984

Re: Item #369 (1983-1984)

District: 8th

The following comments are furnished in regard to the plat submitted to this

office for review by the Zoning Advisory Committee in connection with the subject

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem

Development of this property through stripping, grading and stabilization could

result in a sediment pollution problem, damaging private and public holdings down-

stream of the property. A grading permit is, therefore, necessary for all grading,

which may result, due to improper grading or improper installation of drainage

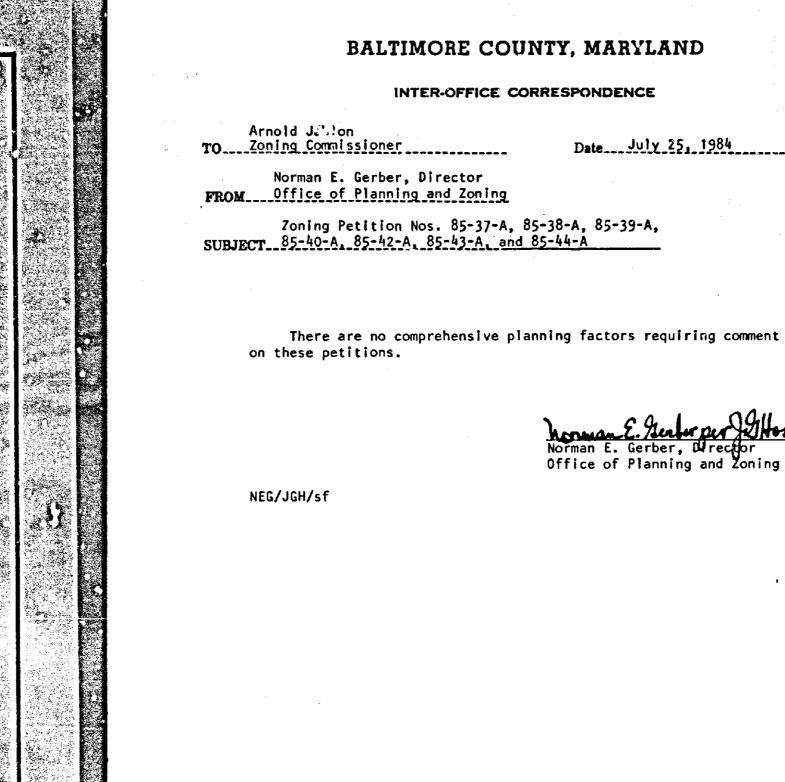
facilities, would be the full responsibility of the Petitioner.

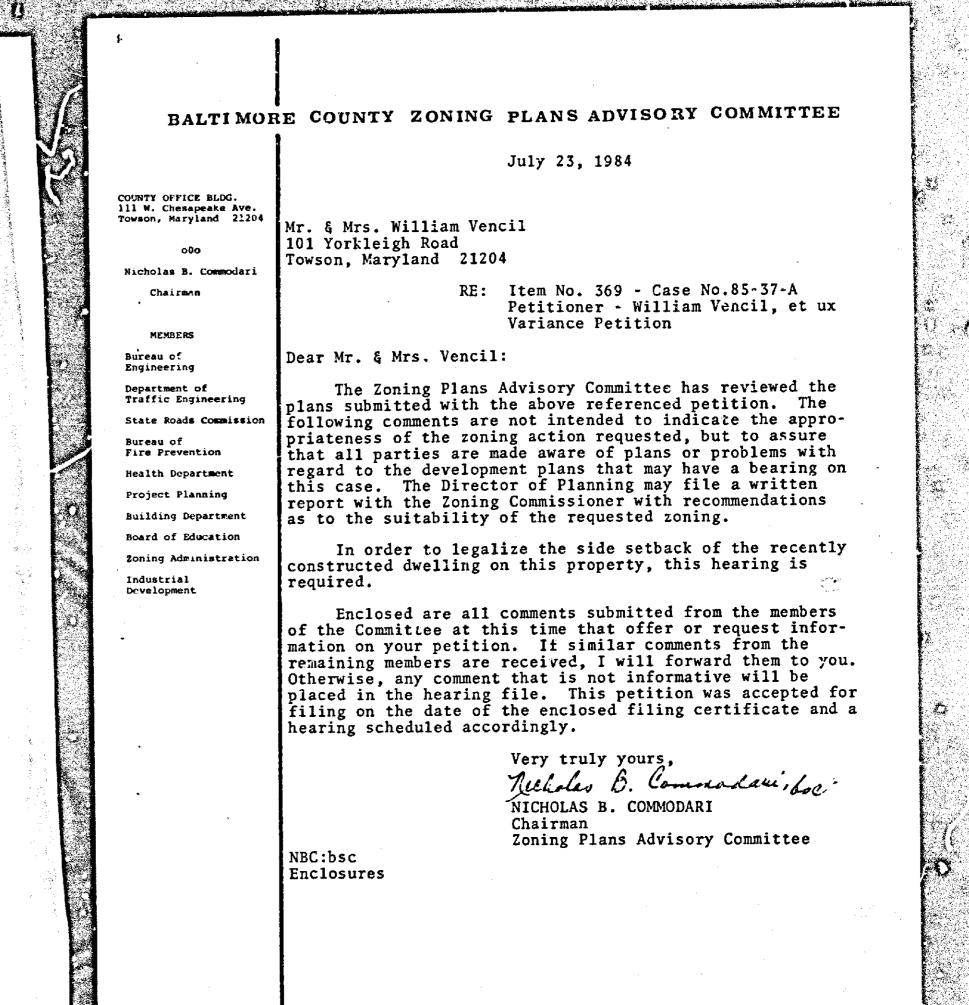
including the stripping of top soil.

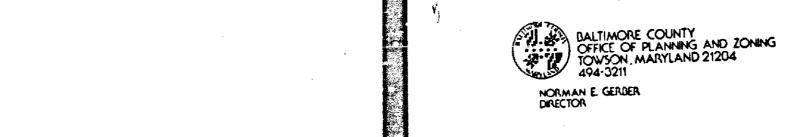
As no public facilities are involved, this office has no comment.

Property Owner: William Vencil, et ux S/S Barthel Ct. 3118' W. from centerline

Acres: 144.71/182.83 X 267.31/290.20







Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7-10-84 Property Owner: William Vencil, etuy Location: 5/5 Barthel Court

w & Beruns Rd Dear Mr. Jablon: The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment.

()A County Review Group Meeting is required.

()A County Review Group meeting was held and the minutes will be forward by the Buress of Public Services.

)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
)A record plat will be required and must be recorded prior to issuance of a building permit. The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board on)Landscaping should be provided on this site and shown on the plan.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (X)Additional comments:

Esperie G. Bolis

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF July 18, 1984 Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: William Vencil, et ux Location: S/S Barthel Ct. 3118' W. from c/l Berans Road

Zoning Agenda: Meeting of 7/10/84 Item No.: 369

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at ___

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(_) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn. () 7. The Fil? Prevention Bureau has no comments, at this time. REVIEWER Cot. Joseph Jolly 7-18-84 Approved: Heave M Newson & Fire Prevention Bureau Special Inspection Division

PETILION FOR ROWING VARIANCE Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/weakkmot a red modern tree con the contract plan alternate bereig and make a part moved, herear continues are result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested wilk/will not adversely affect the health, safety, and general welfare of

the community, the variance(s) should /shrundxnsk be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of August, 19.84, that the hencen Petition for Variance(s) to permit a side yard setback of 48 feet instead of the required 50 feet, in accordance with the site plan marked Petitioners' Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject to the following:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this 'time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

cc: Mr. & Mrs. William Vencil

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Al People's Counsel

The state of the s

Mr. & Mrs. William Vencil 101 Yorkleigh Road Towson, Maryland 21204

> NOTICE OF HEARING Re: Petition for Variance S/S of Barthel Ct., 3,118 ft. West of the c/l of Berans Rd. (21 Barthel Ct.) Case no. 85-37-A

TIME: 10:00 A.M. DATE: Thursday, August 2, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND Day-seee35pcib 8284A BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204 William Vencil, et ux SS Barthel Court3118' W. from c/l Berans Road Variance to permit side yard setback of 48' in lieu of 50' $144.71/182.83 \times 267.31/290.20$ A. All structure shall conform to the Baltimore County Building Code 1981/ C. Residential: Three sets of construction drawings are required to file a pursi Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 of am adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, P. Requested verismos conflicts with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122

(Plans Review) at 111 Vest Chesepeake Ave., 21204 85-37-A

ONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 7-13-84 Location of property: 5/5 OF BORTHEL COURT, 3118 FT. WEST OF THE CLL OF GERANS RD. (21 BARTHEL COWRT)

CERTIFICATE OF POSTING

Location of Signs: S/S OF BORTHEL COURT IN FRONT OF LOT 16

5th Election District ZONING: Petition for Vari LOCATION: South side Barthel Court, \$,118 ft. West of the centerine of Berans Road (21 Barthel Court)

DATE & TIME: Thursday, August 2, 1984 at 10:00 A.M. PUBLIC HEARING: Room
106, County Office Building
111 W. Cheasapeake Avenue
Towson, Maryland The Zoning Commissioner of Baltimore County, by authorit of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to per-mit a side yard setback of 48 ft. in lies of the required

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

\$18.00

S/S Barthel Ct., 3,118' W OF BALTIMORE COUNTY of the Centerline of Berans: Rd. (21 Barthel Ct.) 8th District WILLIAM VENCIL, et ux, : Case No. 85-37-A , ::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of anyhearing dates or other proceedings in this matter and of the passage of any prelim-

ENTRY OF APPEARANCE

Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 25th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William Vencil, 101 Yorkleigh Road, Towson, Maryland 21204, Petitioners.

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER

inary or final Order.

July 27, 1984

Mr. & Mrs. William Vencil 101 Yorkleigh Road Towson, Maryland. 21204

> Re: Petition for Variance 8/8 of Burthel Ct., 3,118' W of the c/1 of Berans Road (21 Barthel Court) William Vencil, at ux - Petitioners Case No. 85-37-A

Dear Mr. & Mrs. Vencil:

This is to advise you that \$57.43 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely, BALTIMORE COUNTY, MARYLAND No. 131966 MOJERICATION CFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT FOR advertising and posting Case #83-37-A

Willia & Colleen Vencil 101 Yorkleigh Rd. Towson, Md. 21204 Ph. 321-0681

Balto. County Zoning Commissioner Mr. Arnold Joblon

Dear Mr. Joblen.

Recently, you were advised by Mr. Kirk Mitchell, of Mitchell Bros. Builders, of a need for a variance to permit a side yard setback of 48.5° in lieu of the required 50° setback.

This property is in the Broadridge Development, Section 2, Lot 16. As Mr. Mitchell stated, the house is already constructed and, unfortunately, was located inaccurately.

My purpose in writing you, is to request that you consider an earliest as possible hearing date for the following reasons, as well as those given by Mr. Mitchell:

1. Our primary reason for building is to provide single-level living space for an elderly, semi-invalid Mother. We presently have a 3-story home. Because she has difficulty walking steps, she has been confined (Most of the time) to a single upstairs room for the year she has been with us. During the hot weather, her feeling of confinement has been increased because the room door has been closed so that the room can be effectively air cooled. The sooner we can move into our new house, the sooner we will be able to have Mother into the full flow of our Tamily living.

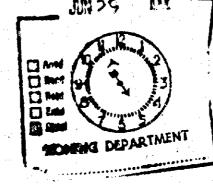
2. Our second critical reason concerns the sale of our present home. A prospective buyer has submitted a contract and he is now considering a settlement date of 28 September 1984 (Originally he wanted 28 August) which according to Mr. Mitchell, our builder, would have been a feasible completion date for our new home. However, a substantial delay could jeoprodize the finalization of this very important transaction. portant transaction.

3. A third reason (and most important to me as a hasband) is that our new home with its more efficient design and facilities for care for our Mother and for six day-care children whom my wife cares for, will provide physical and mental relief to my wife, who has willingly and lovingly, taken on these responsibilities.

We would greatly appreciate your consideration of an early as possible solution of this matter.

Please inform us if there is anything we can do to help expedite these procedures.

Thank you for your time and consideration.



William C. Vencil, et us

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: South side of Barthel Court, 3,118 ft. West of the

in lieu of the required 50 ft.

centerline of Berans Road (21 Barthel Court)

DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Thursday, August 2, 1984 at 10:00 A.M.

Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a side yard setback of 48 ft.

Being the property of William Vencil, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in wri ing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

B 63700000576314 8035F

ZONING DESCRIPTION

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Located on the south side of Barthel Court, 3118 feet west of the certerline of Berans Road and 1320 feet north of the centerline of Broadway Road and known as lot #16 as shown on Plat of Broadridge which is recorded in land records of Baltimore County in liber 50, folio 42. Also known as #21 Barthel Court.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 364, 365, 366, 367, 369, 370, 1, and 3 ZAC-Meeting of July 10, 1984
Property Owner:
Location:
Existing Zoning:

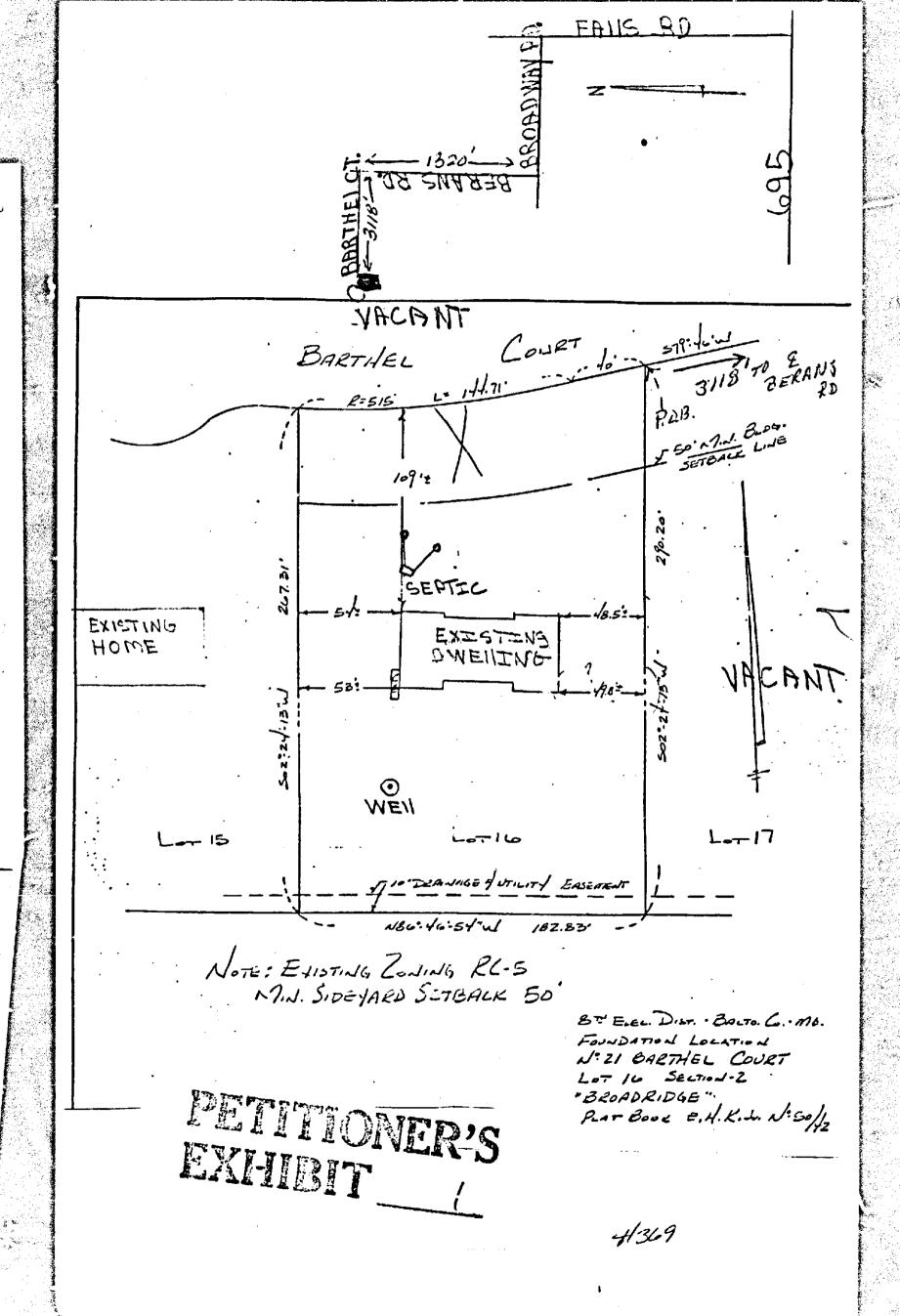
Acres: District:

Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 364, 365, 366, 367 (369) 370, 1, and 3.

Michael S. Flanigan
Traffic Engineering Assoc. II



MSF/ccm